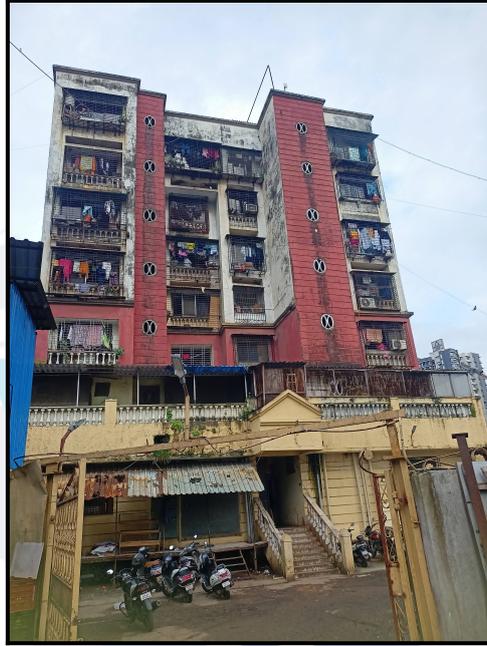


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **M/s. Bright Outdoor Media Pvt. Ltd.**

Commercial Shop No. Shop No 4, Ground Floor, Wing - A, "**Omega Orion**", Omega Star Complex,  
Opp. Cafe Gulshan, S. V. Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District -  
Mumbai Suburban, Pin - 400 102, State - Maharashtra, India.

Latitude Longitude : 19°8'52.7"N 72°50'32.8"E

### Intended User:

**Cosmos Bank**  
**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai -  
400 028, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 **+91 2247495919**

 **mumbai@vastukala.co.in**

 **www.vastukala.co.in**



## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. Shop No 4, Ground Floor, Wing - A, "**Omega Orion**", Omega Star Complex, Opp. Cafe Gulshan, S. V. Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, Pin - 400 102, State - Maharashtra, India belongs to **M/s. Bright Outdoor Media Pvt. Ltd.** .

Boundaries of the property

North	: Gala
South	: Under Construction Building
East	: Internal Road
West	: Gala

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,22,03,100.00 (Rupees One Crore Twenty Two Lakhs Three Thousand One Hundred Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 +91 2247495919

 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)



Commercial Shop No. Shop No 4, Ground Floor, Wing - A, "Omega Orion", Omega Star Complex, Opp. Cafe Gulshan, S. V. Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, Pin - 400 102, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,  
PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 14.02.2025 for Bank Loan Purpose.
1	Date of inspection	06.09.2024
3	Name of the owner / owners	<b>M/s. Bright Outdoor Media Pvt. Ltd.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	company ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Commercial Shop No. Shop No 4, Ground Floor, Wing - A, "Omega Orion", Omega Star Complex, Opp. Cafe Gulshan, S. V. Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, Pin - 400 102, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Shekhar Manjrekar (Chartered Accountant) Contact No. 9930474544
6	Location, Street, ward no	Opp. Cafe Gulshan, S. V. Road Village - Oshiwara, Jogeshwari (West) District - Mumbai Suburban
7	Survey / Plot No. of land	Village - Oshiwara
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 397.71</b> <b>(Area as per Site measurement)</b> <b>Carpet area in Sq. Ft. = 397.00</b> <b>Loft area in Sq. Ft. = 274.00</b> <b>Built Up Area in Sq. Ft. = 450.00</b> <b>(Area As Per Agreement for sale)</b>

13	Roads, Streets or lanes on which the land is abutting	Village - Oshiwara, Jogeshwari (West) Taluka - Andheri, District - Mumbai Suburban, Pin - Pin - 400 102
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	Fully Vacant
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	42,000.00 (Expected rental income per month)

	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		<b>SALES</b>	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2004 (As Per Prevoius valuation Report)
42		What was the method of construction, by contract/By employing Labour directly/ both?	N. A.

43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b> The shop required proper maintenance.	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 14.02.2025 for Commercial Shop No. Shop No 4, Ground Floor, Wing - A, "**Omega Orion**", Omega Star Complex, Opp. Cafe Gulshan, S. V. Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, Pin - 400 102, State - Maharashtra, India belongs to **M/s. Bright Outdoor Media Pvt. Ltd.**

### We are in receipt of the following documents:

1)	Copy of Agreement for sale No.1424/2008 Dated 14.02.2008 between Mr. Manoj Kumar Agarwal(The Vendor) And M/s. Bright Outdoor Media Pvt. Ltd.(The purchaser).
2)	Copy of Commencement Certificate No.CE/5963/WS/AK Dated 22.05.2000 issued by Municipal Corporation of Greater Mumbai.

### Location

The said building is located at Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, Pin - 400 102. The property falls in Commercial Zone. It is at a traveling distance 1.4 Km from Ram Mandir Railway Station.

### Building

The building under reference is having 1 basement + Ground + 6 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Commercial purpose. Ground Floor is having 15 Commercial Shop. The building is having 1 lift.

### Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor This Commercial Shop is Ceramic Tile Flooring, Teak Wood Door frame with Solid flush door with M.S Safety door, Wooden frame openable widow with M. S. Grill, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 14th February 2025

The Built Up Area of the Commercial Shop	:	450.00 Sq. Ft.
--	---	----------------

### Deduct Depreciation:

Year of Construction of the building	:	2004 (As Per Prevoius valuation Report)
--------------------------------------	---	---



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



Expected total life of building	:	60 Years
Age of the building	:	21 Years
Cost of Construction	:	450.00 Sq. Ft. X ₹ 2,800.00 = ₹ 12,60,000.00
Depreciation $\{(100 - 10) \times (21 / 60)\}$	:	31.50%
Amount of depreciation	:	₹ 3,96,900.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,92,200/- per Sq. M. i.e. ₹ 17,856/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,65,343/- per Sq. M. i.e. ₹ 15,361/- per Sq. Ft.
Value of property	:	450.00 Sq. Ft. X ₹ 28,000 = ₹1,26,00,000
Total Value of property as on 14th February 2025	:	₹1,26,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 14th February 2025</b>	:	<b>₹ 1,26,00,000.00 - ₹ 3,96,900.00 = ₹ 1,22,03,100.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,22,03,100.00</b>
<b>The realizable value of the property</b>	:	<b>₹1,09,82,790.00</b>
<b>Distress value of the property</b>	:	<b>₹97,62,480.00</b>
<b>Insurable value of the property (450.00 X 2,800.00)</b>	:	<b>₹12,60,000.00</b>
<b>Guideline value of the property (450.00 X 15361.00)</b>	:	<b>₹69,12,450.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. Shop No 4, Ground Floor, Wing - A, "Omega Orion", Omega Star Complex, Opp. Cafe Gulshan, S. V. Road, Village - Oshiwara, Jogeshwari (West), Taluka - Andheri, District - Mumbai Suburban, Pin - 400 102, State - Maharashtra, India for this particular purpose at **₹ 1,22,03,100.00 (Rupees One Crore Twenty Two Lakhs Three Thousand One Hundred Only)** as on 14th February 2025

## NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **14th February 2025** is **₹ 1,22,03,100.00 (Rupees One Crore Twenty Two Lakhs Three Thousand One Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



**PART III- VALUATION**

I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: 1 basement + Ground + 6 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor				
3	Year of construction	: 2004 (As Per Prevoius valuation Report)				
4	Estimated future life	: 39 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door with M.S Safety door, Wooden frame openable widow with M. S. Grill, .				
10	Flooring	: Ceramic Tile Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	:	Good
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	1Lift 
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

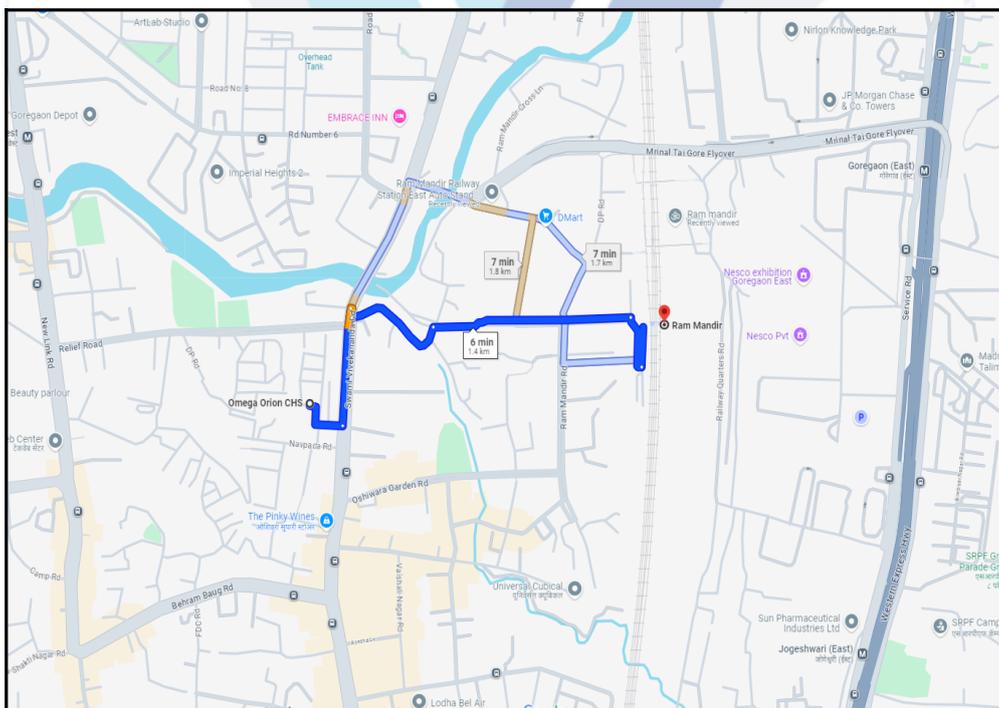
## Actual Site Photographs



## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°8'52.7"N 72°50'32.8"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Ram Mandir - 1.4 Km).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)

[Valuation Guidelines](#) | [User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
50/238-रस्ता: स्वामी विवेकानंद मार्ग.	64310	109230	130400	192200	109230	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	192200			
No Increase on Shop Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,92,200.00</b>	<b>Sq. Mtr.</b>	<b>17,856.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	64310			
The difference between land rate and building rate(A-B=C)	127,890.00			
Percentage after Depreciation as per table(D)	21%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,65,343.00</b>	<b>Sq. Mtr.</b>	<b>15,361.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



## Price Indicators

Property	Shop		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	180.00	216.00	259.20
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹36,111.00	₹30,093.00	₹25,077.00

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	332.82	399.38	479.26
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹27,042.00	₹22,535.00	₹18,779.00

6366513

15-04-2024

Note:-Generated Through eSearch Module,For  
original report please contact concern SRO  
office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 6366/2024

नोटणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9577105.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: शॉप नं 5,तळ मजला,कॉम्पोझीट बिल्डींग नं 1,शिव स्फूर्ती एस आर ए को ऑफ हौ सोसायटी लिमिटेड,ऑफ लिंक रोड,जोगेश्वरी वेस्ट मुंबई 400102----- शॉप युनिट चे क्षेत्रफळ 30.92 चौरस मीटर कारपेट.( ( C.T.S. Number : 29(Pt), 30(Pt), 31(Pt), 32,33,34(Pt) and 35(Pt), ; ) )
(5) क्षेत्रफळ	37.10 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स पारस बिल्डर्स (1985 ) चे भागीदार गेलाभाई डी शाह वय:-69 पत्ता:-प्लॉट नं: ऑफिस नं 7, माळा नं: -, इमारतीचे नाव: त्रिवेदी निवास, ब्लॉक नं: विलेपार्ले वेस्ट मुंबई , रोड नं: राष्ट्रीय शाळा रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AAAFP8773F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बाबुराम हनुमान मौर्या वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जीवनज्योती चाळ, शक्ती नगर, बेहरमबाग , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AYTPM0915D
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	15/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	6366/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	574700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Sale Instances

Property	Shop		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	192.14	230.57	276.68
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹33,830.00	₹28,191.00	₹23,493.00

4979514

19-03-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

### सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 4979/2024

नोंदणी :

Regn:63m

### गावाचे नाव : ओशिवरा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5905494
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: शॉप नं 6,तळ मजला,कॉम्पोझीट बिल्डींग नं 1,शिव स्फूर्ती एस आर ए को ऑप ही सो ली,ऑफ लिंक रोड,जोगेश्वरी वेस्ट मुंबई 400102----- शॉप चे क्षेत्रफळ 17.853 चौरस मीटर कारपेट..( ( C.T.S. Number : 29(Pt), 30(Pt), 31(Pt), 32,33,34(Pt) and 35(Pt), ; ) )
(5) क्षेत्रफळ	21.42 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स पारस बिल्डर्स (1985 ) चे भागीदार गेलाभाई डी शाह वय:-69 पत्ता:-प्लॉट नं: ऑफिस नं 7, माळा नं: -, इमारतीचे नाव: त्रिवेदी निवास, ब्लॉक नं: विलेपार्ले वेस्ट मुंबई , रोड नं: राष्ट्रीय शाळा रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AAAF8773F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशिष अशोक महाडीक वय:-34; पत्ता:-प्लॉट नं: रूम नं 295, माळा नं: -, इमारतीचे नाव: एम एच बी कॉलोनी, आदर्श नगर , ब्लॉक नं: ओशिवरा, जोगेश्वरी पश्चिम मुंबई , रोड नं: न्यू लिंक रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-AXJPM8520D 2): नाव:-अश्विनी अशोक महाडीक वय:-52; पत्ता:-प्लॉट नं: रूम नं 295, माळा नं: -, इमारतीचे नाव: एम एच बी कॉलोनी, आदर्श नगर, ब्लॉक नं: ओशिवरा, जोगेश्वरी पश्चिम मुंबई , रोड नं: न्यू लिंक रोड, , पिन कोड:-400102 पॅन नं:-AZQPM2046R
(9) दस्तऐवज करून दिल्याचा दिनांक	19/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	19/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4979/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	390000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th February 2025**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,22,03,100.00 (Rupees One Crore Twenty Two Lakhs Three Thousand One Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

